



5

Planning Commission Study Session

TO: PLANNING COMMISSION/ DESIGN REVIEW BOARD

FROM: NATHAN WILLIAMS, AICP, SENIOR PLANNER
(480) 503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER AICP, PRINCIPAL PLANNER
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: OCTOBER 2, 2019

SUBJECT: Z19-17: BERGE VAL VISTA NORTH: REQUEST TO REZONE APPROX. 149 ACRES GENERALLY LOCATED AT THE NORTHWEST CORNER OF VAL VISTA DRIVE AND OCOTILLO ROAD FROM SINGLE FAMILY 35 (SF-35) ZONING DISTRICT TO APPROX. 28.09 ACRES OF SINGLE FAMILY -8 (SF-8), 28.57 ACRES OF SINGLE FAMILY -7 (SF-7), 23.16 ACRES OF SINGLE FAMILY - 6 (SF-6), AND 69.06 ACRES OF SINGLE FAMILY DETACHED (SF-D) ZONING DISTRICTS, ALL WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY

STRATEGIC INITIATIVE: Community Livability

This project would allow for residential development within a currently vacant property.

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT/OWNER

Company: Burch & Cracchiolo PA

Name: Brennan Ray

Company: Caballero Apartments LP
c/o Maracay Homes

Name: Jason Weber

Address: 702 E. Osborn Rd. #200
Phoenix, AZ 85014
Phone: 602-234-8794
Email: bray@bcattorneys.com

Address: 15279 N. Scottsdale Rd. #300
Scottsdale, AZ 85254
Phone: 602-234-8794
Email: Jason.weber@maracayhomes.com

DISCUSSION

Overview

The subject site is currently an undeveloped combination of parcels totaling 149 acres with an existing General Plan land use classification of Residential > 2-3.5 DU/ Acre. The applicant is not requesting a change to the existing General Plan as the proposed gross density would be approximately 3.42 DU/ Acre (509 residential lots/ appox. 149 gross acres). The proposed development will contain a combination of single family zoning districts to offer a mixture of housing products to the community.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 2-3.5 DU/AC	Town of Gilbert SF-7 and SF-8	Appleby Rd (partially developed) then Vista Dorado subdivision.
South	Residential > 2-3.5 DU/AC	Single Family 35 (SF-35)	Ocotillo Road (partially developed) then undeveloped
East	Residential > 0-1 DU/AC and PF/I	Maricopa County Rural – 43 Town of Gilbert SF-43 and PF/I	Val Vista Drive (developing) then large lot residential and Weinberg Elementary
West	Residential > 2-3.5 DU/AC	Maricopa County Rural – 43 and Town of Gilbert SF-6	148 th Street (partially developed) then Felty Farms subdivision and large lot residential
Site	Residential > 2-3.5 DU/AC	Single Family 35 (SF-35)	Undeveloped

Project Data Table:

Site Development Regulations	LDC Single Family Detached (SF-D)	Proposed Development for Berge Val Vista North (Z19-17) SF-D PAD
Minimum Lot Area (sq. ft. per DU)	3,000	4,000
Minimum Lot Dimensions (width x depth)	N/A	N/A <u>Proposed: 3 Lot Types</u> 40'x 105' (4,200 sq. ft.) 45'x 115' (5,175 sq. ft.) 50'x 100' (5,000 sq. ft.)
Maximum Height (ft.)/Stories	36'/ 3-story	30'/ 2-story

Site Development Regulations	LDC Single Family Detached (SF-D)	Proposed Development for Berge Val Vista North (Z19-17) SF-D PAD
Minimum Building Setbacks (ft.): Front Yard Side Yard Rear Yard	10' 0' or 5' (10' min. between buildings) 10'	10' 0' or 5' (10' min. between buildings) 10'
Maximum Lot Coverage (%)	60% one-story 50% two-story	60% one-story 50% two-story

Project Data Table:

Site Development Regulations	LDC Single Family 6 (SF-6)	Proposed Development for Berge Val Vista North (Z19-17) SF-6 PAD
Minimum Lot Area (sq. ft. per DU)	6,000	6,000
Minimum Lot Dimensions (width x depth)	55' x 100'	55' x 100'
Maximum Height (ft.)/Stories	30'/ 2-story	30'/ 2-story
Minimum Building Setbacks (ft.): Front Yard Side Yard Rear Yard	20' 5' and 10' 20'	20' 5' min/ 15' aggregate 20'
Maximum Lot Coverage (%)	45% one-story 40% two-story	45% one-story 40% two-story

Project Data Table:

Site Development Regulations	LDC Single Family 7 (SF-7)	Proposed Development for Berge Val Vista North (Z19-17) SF-7 PAD
Minimum Lot Area (sq. ft. per DU)	7,000	7,500
Minimum Lot Dimensions (width x depth)	65' x 100'	60' x 125'
Maximum Height (ft.)/Stories	30'/ 2-story	30'/ 2-story
Minimum Building Setbacks (ft.): Front Yard Side Yard Rear Yard	20' 5' and 10' 20'	20' 5' min/ 15' aggregate 20'
Maximum Lot Coverage (%)	45% one-story 40% two-story	45% one-story 40% two-story

Project Data Table:

Site Development Regulations	LDC Single Family 8 (SF-8)	Proposed Development for Berge Val Vista North (Z19-17) SF-8 PAD
Minimum Lot Area (sq. ft. per DU)	8,000	9,000
Minimum Lot Dimensions (width x depth)	75'x100'	70'x 130'
Maximum Height (ft.)/Stories	30'/ 2-story	30'/ 2-story
Minimum Building Setbacks (ft.): Front Yard Side Yard Rear Yard	20' 10/ 10' 25'	20' 5' min/ 15' aggregate 25'
Maximum Lot Coverage (%)	45% one-story 40% two-story	45% one-story 40% two-story

DISCUSSION**General Plan**

The approx. 149 gross acre Berge Val Vista North site is located within the Santan Character Area, which currently has several master planned communities (i.e. Layton Lakes, Vista Dorada, Shamrock Estates, Adora Trails, Seville and Hamstra Dairy) with typical lots ranging from sizes of 6,000 sq. ft. – 10,000 sq. ft. within the Residential > 2 – 3.5 DU/ acre land use densities.

The subject request under Berge Val Vista North (Z19-17), which is also designated as Residential > 2 – 3.5 DU/ acre, will offer smaller lot sizes when compared to these existing master planned community, with the majority of the proposed lot sizes ranging from (4,200 sq. ft. - 5,175 sq. ft.) within the proposed SF-D zoning district areas (294 lots of 509 total lots or 59% of total lots proposed are SF-D).

Rezoning

The applicant is requesting a combination of SF-D (294 lots, 69 acres), SF-6 (78 lots, 23 acres), SF-7 (72 lots, 28 acres), and SF-8 (65 lots, 28 acres) zoning districts with a Planned Area Development (PAD) overlay. The proposed deviations from the Land Development Code (LDC) will decrease minimum lot widths as well as side yard setbacks in the SF-6, SF-7 and SF-8 zoning districts. All other modifications would be in excess of LDC requirements such as increasing the minimum lot size and depth, and reducing the minimum height/ stories in the SF-D zoning district.

Regarding overall community design, staff would note that there are three (3) fairly long runs of twenty (20) lots in a row, backing to Val Vista Drive and Appleby Road. However, overall staff feels that there are a number of elements of the overall design that are very good; such as having four (4) overall access points on all sides of the community, the use of curvilinear streets, utilizing a central open space and amenities as well as what appear to be various pocket parks. Staff has requested that the applicant also demonstrate that design features such as providing significant pedestrian trails, walkways and connections are being provided throughout the

subdivision, as this will be an extremely important aspect of the overall community design and viability.

Staff has continued to note that it is not supportive of the proposed amount (59% of the overall community) of SF-D zoning district within the Berge Val Vista North community and within the Santan Character Area. In direct comparison, other existing master planned communities with the same density within the Santan Character Area (i.e. Layton Lakes, Vista Dorada, Shamrock Estates, Adora Trails, Seville and Hamstra Dairy) do not utilize SF-D zoning or they set aside only a very minor amount of their overall community for smaller lot zoning districts such as SF-D.

Primary gated access to the proposed master planned community is via Val Vista Drive. There are three (3) other secondary gated access points proposed, on each adjacent street of the overall development – Appleby Road to the north, Ocotillo Road to the south and from 148th Street to the west.

The entire community is proposed to be gated; staff has provided 1st review comments requesting that the applicant not gate the entire community. Staff has suggested other potential alternative options including gating only smaller portions or subsections of the overall community and leaving the primary collector roads within the community open and ungated to foster more overall pedestrian and vehicular connectivity for the community and surrounding area, which is more in-line with the Goals and Policies of the General Plan.

Traffic Engineering and Planning staff will continue to work with the applicant regarding the proposed phasing of proposed infrastructure such as adjacent roads and internal streets, as well as overall access and circulation based upon the results of a Traffic Impact Analysis (TIA). Town staff has requested a TIA and this will need to be provided, reviewed and approved by the Town Engineer to further assess the overall proposed access and circulation of the community as well as to help assess the impacts of the proposed gating on the surrounding streets and neighborhoods.

Town of Gilbert staff has the following concerns with the proposed Berge Val Vista North development under Z19-17:

1. **Compatibility with the Santan Character Area:** The proposed overall density at approx. 3.42 DU/ acre (509 lots/ approx. 149 gross acres) does not appear to staff to be compatible with the overall character of the Santan Character Area as well as with other existing approved master planned communities within the Santan Character Area based the amount of SF-D zoning (acreage and number of lots) proposed under the Berge Val Vista North PAD.
2. **Requested Zoning District Balance:** Staff is concerned with the proposed amount of SF-D zoning district within the Berge Val Vista North PAD; 294 lots of 509 total lots are proposed to be zoned SF-D PAD. Proportionally (i.e. 59% of the overall community) this appears to be far in excess of other approved and existing master planned communities within the Santan Character Area with the same land use designation (Residential > 2 – 3.5 DU/ acre).

3. **Requested Zoning District Modifications:** Staff does not find that there is suitable justification to request any modifications below the minimum development standards of each base zoning district (SF-8, SF-7, SF-6 and SF-D). Notably staff is concerned with the requested modification to reduce the required side yard setbacks in the SF-6, SF-7 and SF-8 zoning districts to 5' minimum/ 15' aggregate, where 5'/ 10' and 10'/ 10' are required in the Land Development Code.
4. **Proposed Community Gating:** The applicant has requested that the entire approx. 149-acre subdivision be a gated community with vehicular access gates at each of the four (4) access points to the community. Staff finds that this request to gate the entire community does not comply with the Goals and Policies of the General Plan.

REQUESTED INPUT

1. Input regarding the amount of SF-D zoning proposed within the Santan Character Area (i.e. number of lots/ acreage)
2. Input regarding the proposed rezoning requests and the proposed modifications associated with the proposed SF-6, SF-7 and SF-8 zoning district development standards of the LDC.
3. Input regarding the proposed gating of the community as well as overall access and circulation of the approx. 149-acre master planned community.
4. Overall subdivision design, including placement of open space, pedestrian connectivity throughout the community and the placement of specific lots such as placing the majority of SF-D zoned lots adjacent to the arterial roads (Val Vista Drive and Ocotillo Road).

Respectfully submitted,
/S/
Nathan Williams, AICP
Senior Planner

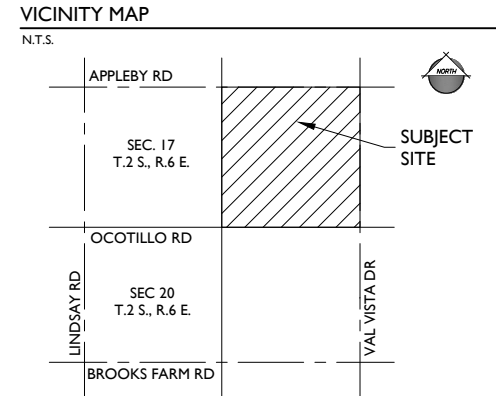
Attachments and Enclosures:

- 1) Vicinity Map/ Aerial Photo (2 pages)
- 2) Santan Character Area Map
- 3) Zoning Exhibit
- 4) Development Plan
- 5) Phasing Plan
- 6) Illustrative Site Plan (For Reference Only)



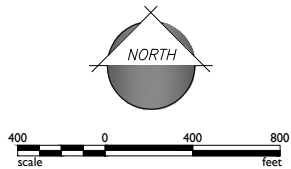
AERIAL MAP FOR BERGE NORTH

THE SOUTHEAST QUARTER OF SECTION 17, T.2 S., R.6 E., GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



PROJECT TEAM

DEVELOPER MARACAY HOMES 15279 N SCOTTSDALE RD, STE 300 SCOTTSDALE, AZ 85254 TEL: (480)-346-2686 CONTACT: JASON WEBER jason.weber@maracayhomes.com	ENGINEER EPS GROUP, INC. 1130 N. ALMA SCHOOL RD., SUITE 120 MESA, AZ 85201 TEL: (480)-503-2250 CONTACT: ERIC WINTERS, P.E. eric.winters@epsgroupinc.com
ATTORNEY BURCH & CRACCHIOLO, P.A. 702 E. OSBORN ROAD, SUITE 200 PHOENIX, AZ 85014 TEL: (602)-234-8794 CONTACT: BRENNAN RAY bray@bcattorneys.com	LAND PLANNER PLACEWORKS 3 MACARTHUR PLACE, SUITE 1100 SANTA ANA, CA 92707 TEL: (714)-966-9220 CONTACT: SCOTT ASHLOCK sashlock@placeworks.com



Berge North
GILBERT, AZ
Aerial Map

Project

Revisions:

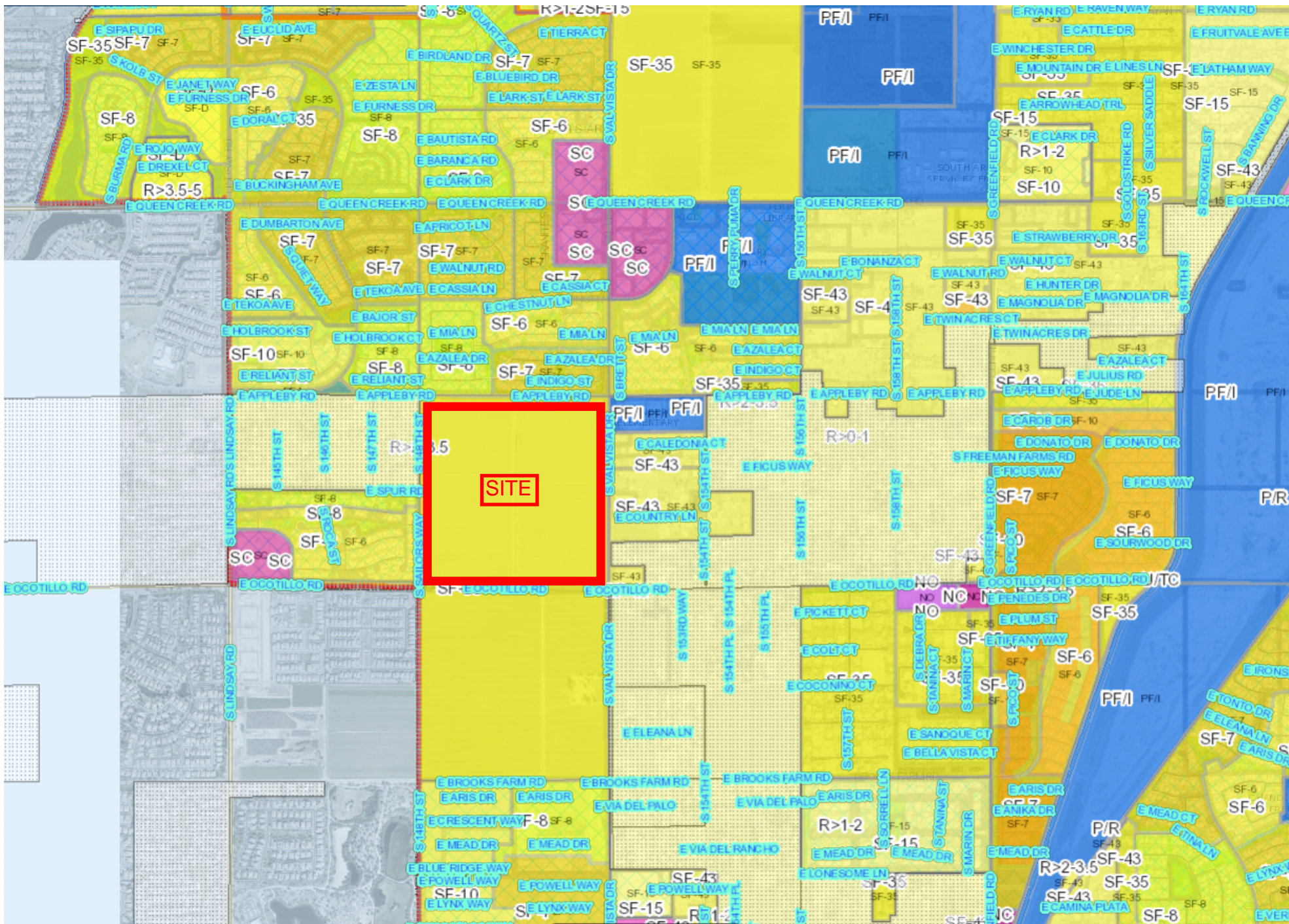
APRIL 18, 2019 - PRE-APPLICATION SUB.	
AUGUST 13, 2019 - 1ST SUBMITTAL	

Scale: 1" = 400' (or 1" = 800' STAGE-4) (SEE 5349)
in Maricopa County (9902400-1100)

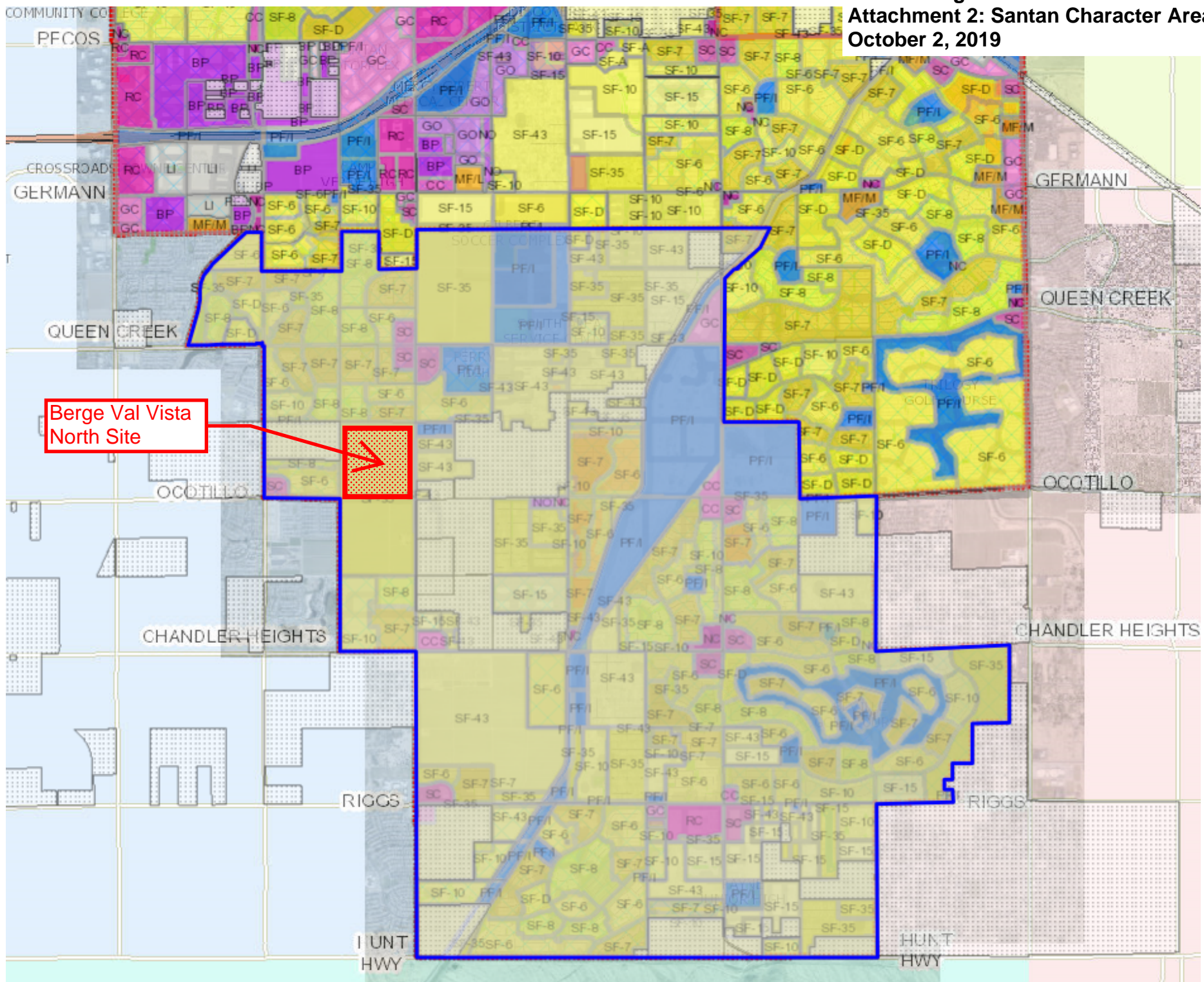
Designer: -
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

Job No.
18-428
AM01
Sheet No.
1
of 1

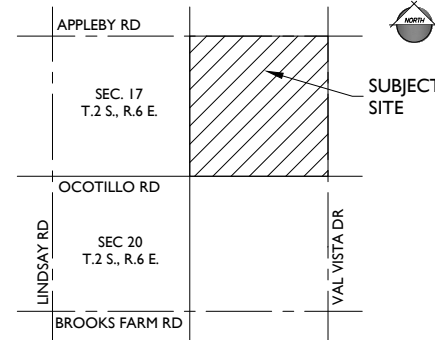


Z19-17 Berge Val Vista North
Attachment 2: Santan Character Area Map
October 2, 2019



THE SOUTHEAST QUARTER OF SECTION 17, T.2 S., R.6 E., GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

N.T.S.



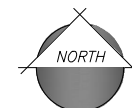
DEVELOPER
MARACAY HOMES
15279 N SCOTTSDALE RD, STE 300
SCOTTSDALE, AZ 85254
TEL: (480)-346-2686
CONTACT: JASON WEBER
jason.weber@maracayhomes.com

ENGINEER
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: BRYAN KITCHEN, P.E.
bryan.kitchen@epsgroupinc.com

ATTORNEY
BURCH & CRACCHIOLO, P.A.
702 E. OSBORN ROAD, SUITE 200
PHOENIX, AZ 85014
TEL: (602)-234-8794
CONTACT: BRENNAN RAY
bray@bcattorneys.com

LAND PLANNER
PLACEWORKS
3 MACARTHUR PLACE, SUITE 1100
SANTA ANA, CA 92707
TEL: (714)-966-9220
CONTACT: SCOTT ASHLOCK
sashlock@placeworks.com

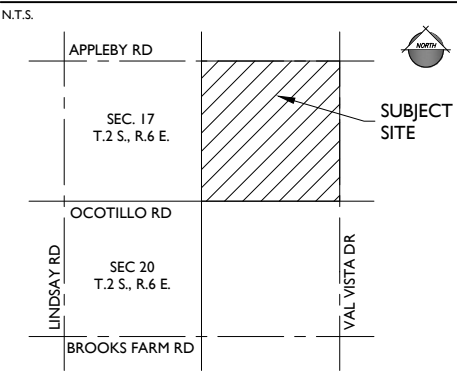
A.P.N.:	304-72-015; 016A; 017; 018B; 018C
CURRENT LAND USE:	AGRICULTURAL
EXISTING ZONING:	SF-35
PROPOSED ZONING:	SF-D WITH PAD OVERLAY (43%) SF-6 WITH PAD OVERLAY (14%) SF-7 WITH PAD OVERLAY (26%) SF-8 WITH PAD OVERLAY (17%)
GROSS AREA:	± 162.08 ACRES



DEVELOPMENT PLAN
FOR
BERGE NORTH

THE SOUTHEAST QUARTER OF SECTION 17, T.2 S., R.6 E., GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

DEVELOPER
MARACAY HOMES
15279 N SCOTTSDALE RD, STE 300
SCOTTSDALE, AZ 85254
TEL: (480)-346-2686
CONTACT: JASON WEBER
jason.weber@maracayhomes.com

ENGINEER
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: ERIC WINTERS, P.E.
eric.winters@epsgruoinc.com

ATTORNEY
BURCH & CRACCHIOLO, P.A.
702 E. OSBORN ROAD, SUITE 200
PHOENIX, AZ 85014
TEL: (602)-234-8794
CONTACT: BRENNAN RAY
bray@bcattorneys.com

LAND PLANNER
PLACEWORKS
3 MACARTHUR PLACE, SUITE 1100
SANTA ANA, CA 92707
TEL: (714)-966-9220
CONTACT: SCOTT ASHLOCK
sashlock@placeworks.com

PROJECT DATA

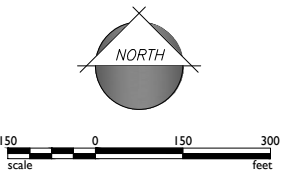
A.P.N.: 304-72-015; 016A; 017; 018B; 018C
CURRENT LAND USE: AGRICULTURAL
EXISTING ZONING: SF-35

PROPOSED ZONING: SF-D WITH PAD OVERLAY (43%)
SF-6 WITH PAD OVERLAY (14%)
SF-7 WITH PAD OVERLAY (26%)
SF-8 WITH PAD OVERLAY (17%)

GROSS AREA: ± 162.08 ACRES
NET AREA: ± 149.13 ACRES
(NET AREA = GROSS AREA MINUS TOTAL PROPOSED ADJACENT RIGHT-OF-WAY)

NO. OF LOTS:
SF-D WITH PAD OVERLAY 294
SF-6 WITH PAD OVERLAY 78
SF-7 WITH PAD OVERLAY 72
SF-8 WITH PAD OVERLAY 65
TOTAL 509

GROSS DENSITY: 3.1 DU/ACRE



Berge North



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.
www.epsgruoinc.com

Berge North
GILBERT, AZ

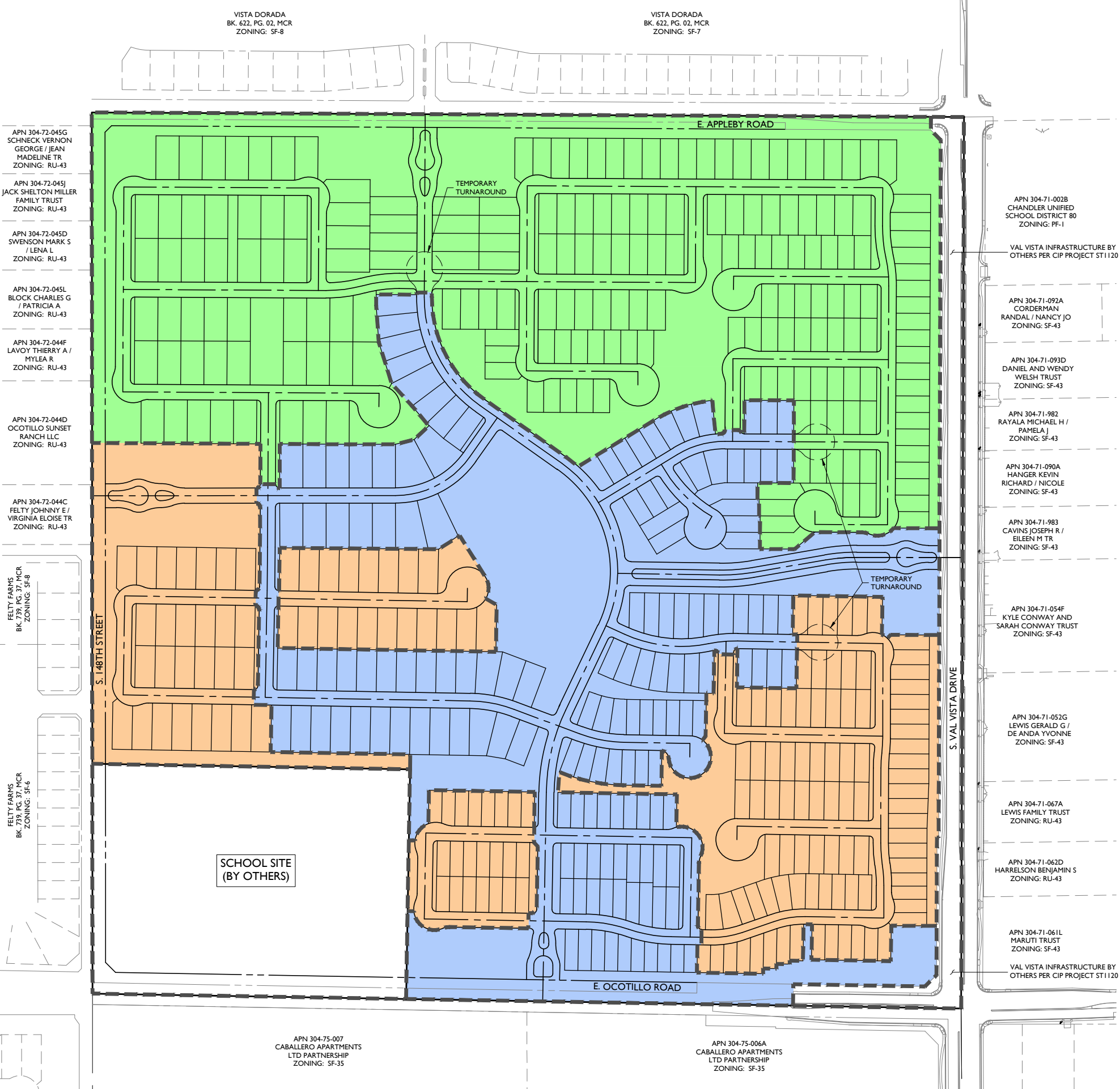
Development Plan

Project: Z19-17 Berge Val Vista North
Revisions:
APRIL 18, 2019 - PRE-APPLICATION SUB.
AUGUST 15, 2019 - 1ST SUBMITTAL

Design: [Signature]
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

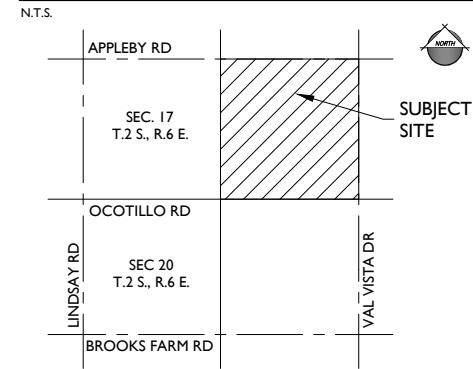
Job No.
18-428
DP01
Sheet No.
1
of 1



PHASING PLAN FOR BERGE NORTH

THE SOUTHEAST QUARTER OF SECTION 17, T.2 S., R.6 E., GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

DEVELOPER
MARACAY HOMES
15279 N SCOTTSDALE RD, STE 300
SCOTTSDALE, AZ 85254
TEL: (480)-346-2686
CONTACT: JASON WEBER
jason.weber@maracayhomes.com

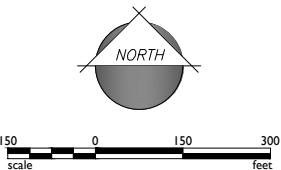
ENGINEER
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: ERIC WINTERS, P.E.
eric.winters@epsgruoinc.com

ATTORNEY
BURCH & CRACCHIOLO, P.A.
702 E. OSBORN ROAD, SUITE 200
PHOENIX, AZ 85014
TEL: (602)-234-8794
CONTACT: BRENNAN RAY
bray@bcattorneys.com

LAND PLANNER
PLACEWORKS
3 MACARTHUR PLACE, SUITE 1100
SANTA ANA, CA 92707
TEL: (714)-966-9220
CONTACT: SCOTT ASHLOCK
sashlock@placeworks.com

PHASING LEGEND

- PHASE 1
- PHASE 2
- PHASE 3



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.1
www.epsgruoinc.com

EPS
GROUP

Berge North
GILBERT, AZ

Phasing Plan

Project

Revisions:

APRIL 18, 2018 - PRE-APPLICATION SUB.
AUGUST 15, 2019 - 1ST SUBMITTAL

Design by:
DCH

18-428

PP01

Sheet No.
1
of 1



Legend		
Color	Product	DU
	70x130	65
	60x125	72
	55x120	78
	45x115	83
	50x100	106
	40x105	105
Total		509
Color	Open Space	AC
	Basins	10
	Active	6.2
	Passive	15.7
Total		31.9
Sym	Length	LF
	Streets	25,000
	Perimeter Paseo	8,100

